

(Second party copy)

B Book Receipt for Non Registration Purpose

23-12-2024

No:23787

Sub Register Office :गुरुग्राम

Date :23-12-2024

Received with Thanks from **R N YADAV ADV 1997 TO 2017** resident of , sum of rs **twenty-five** on account of **Inspection** charges.

Rs.25

(Incharge)

सब रजिस्ट्रार
गुरुग्राम

(Second party copy)

B Book Receipt for Non Registration Purpose

24-12-2024

No:2605

Sub Register Office :कादीपुर

Date :24-12-2024

Received with Thanks from **R N yadav Adv** resident of **Gurugram 2017-2024** sum of rs **fifteen** on account of **Inspection** charges.

Rs.15

(Incharge)

**R. N Yadav & Company,
Advocates & Solicitors**

Office at: I-63, South City-I, Gurgaon &
Chamber No. 37, Block C Distt. Courts, Gurgaon 122001
9810100981, 9818057575, 0124-4269144
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**Due Diligence Report of the Property
at**

Village Dhankot, Tehsil Kadipur and District Gurugram
in the State of Haryana

Dated: 27.12.2024

Submitted by:



**R.N Yadav,
Enroll. No. P/383-1/1989
Parmanand Yadav
Pradeep Yadav
Advocates**

INTRODUCTION

(A) General Scope of Work

Due Diligence cum search report has been prepared for our client M/s. Countrywide Promoters Pvt. Ltd. (as defined hereunder this Report). Our scope of work involved search and examination of the record of title and encumbrances and to fulfill the requirement of the owner company to ascertain any defect in the title or lien or encumbrances upon the land in question and the same has been prepared and submitted to M/s. Countrywide Promoters Pvt. Ltd.

(B) Methodology

Based upon the aforementioned scope of work, we have perused the documents of title i.e. registered sale deed and the revenue record maintained under the provisions of Land Revenue Act as the property being the agricultural land and our searches and conclusion made from various offices as stated in this Report.

(C) Scope Limitation

The scope of our due diligence is limited by the following general parameters:

1. We have assumed that the documents perused by us are copy(ies) of the original version(s), which has also been verified from the record maintained at the office of Sub Registrar and revenue officer.

2. We have assumed that the documents perused by us in connection with any particular issue are the only documents relating to such issue.
3. To the extent possible, we have relied upon documents and records maintained at various offices as stated in the Report. Where such documents/ records were not available for examination, we have relied upon the statements made by the concerned person and/or informal verbal information made available to us as stated in the Report.
4. Our examination is limited to issues that may arise under the laws of India and we do not purport to be experts on any law other than the laws of India.
5. **R.N Yadav & Co.** has taken due care for preparation of the Due Diligence Report based upon inspection of revenue records and other available information. .
6. The Report is solely for the benefit of M/s. Countrywide Promoters Pvt. Ltd. (as defined hereunder in this Report) and no other person(s) shall, except with the consent of **R.N Yadav & Co.** shall reply on the Report or any part thereof.

(D) Structure of the Report

This Report is divided into 6 (six) sections. It is recommended that specific advice be sought from **R.N Yadav & Co.** or efficient legal consultant on the subject before taking any remedial steps in pursuance of the action points or comments or observations made in this Report.

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- 1.0 GLOSSARY
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GLOSSARY

Term	Meaning
M/s. Countrywide Promoters Pvt. Ltd.	M/s. Countrywide Promoters Pvt. Ltd.
Jamabandi	Means record of rights maintained by revenue officer.
Intakal	Means mutation records maintained by revenue officer.
Kanal	A denomination that is used in the State of Haryana for measurement of land. 1 Kanal = 20 Marla = 605 sq. yards.
Marla	A denomination that is used in the State of Haryana for measurement of land. 1 Marla = 30.25 Sq. Yrds.
Mustil	Means rectangle.
Khasra or Kila	Means the identification number of every block as per revenue records.
Khatedar	Means owner of land as per revenue records.
Khewat	Means serial number on the Jamabandi/individual record.
Khata/Khatoni	Means revenue records in particular ledger/account book.
Patwari	Means the Government employee who keeps all the accounts or revenue record connected with the land of one or more villages.

2.0 REFERENCE

2.1

Re:	Investigation of Title - Land admeasuring 15 Kanal 6 Marla 1 Sarsai situated at Village in the revenue estate of Village Dhankot, Tehsil Kadipur and District Gurugram in the state of Haryana, (collectively "The Said Land") owned and possessed by Bijender Sahrawat and Jitender Singh Sahrawat in equal share.
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2.2 We have conducted due diligence report/title search of the said Land. The details of the various Killa Nos. and the area thereof forming part of the said Land are stated hereunder for ready reference:

Sr. No.	Khewat/Khata No.	Rectangle No.	Area in Kanal Marla
1.	35/36,39/40 (2020-21)	57 and 58	15 Kanal 6 Marla 1 sarsai
Total kitta 8, Land admeasuring 15 Kanal 6 Marla 1 sarsai comprised in Killa no. 1/1 min(3-1-0), 10/2 min (0-17), 10/3 min (0-5), 9/3 min (0-2) of rectangle no. 57 and Killa no. 5/2 min(2-10-5), 6/1 min(7-1-5), 7/1(1-0), 6/2(0-9) of rectangle 58 situated within the revenue estate of Village Dhankot, Tehsil Kadipur and District Gurugram, Haryana, (collectively "The Said Land") .			

3.0 DOCUMENTS PERUSED/INSPECTED:

Our representatives had perused the following documents in respect of the said Land and the same are stated hereunder for ready reference:

1. Jamabandi of Village Dhankot for last 30 years, Jamabandi for the year 1995-96 to 2020-21.
2. Mutations related to above noted land.
3. Registration record, Index register & Foot - note register.

4.0 OBSERVATIONS MADE AFTER PERUSING THE DOCUMENTS AND THE SEARCHES MADE IN DIFFERENT OFFICES

- 4.1 On the basis of the documents perused by our representatives and searches made by our representatives our observations in respect of the said Land are stated hereunder.
- 4.2 It may also be stated that the land of Village Dhankot, Tehsil Kadipur and District Gurugram, Haryana and is recorded under the revenue estate of Village Dhankot.
- 4.3 It is also stated that the land mentioned in clause 2.2 hereinabove is from one two khewats and thus the devolution of the same is as under

Jamabandi for the year	Khewat/ Khata No.	Persons recorded as owner(s)	Mutation if any
1995-96	19/23	Sh. Raajoram s/o Sheolal s/o Ajayram.	<ul style="list-style-type: none"> o Vide badar no. 2 wrong entry of name of Rajjoram was corrected. o Vide mutation no 3450 Surajbhan, Mahender singh, Sitaram sons of Rajjo alias rajjoram became owner by way of court order dated 12/1/2001.
2000-01	20/24	Rajjoram s/o sheolal s/o Ajayram	<ul style="list-style-type: none"> o Vide mutation no. 3577 of partition Surajbhan s/o Rajjo s/o Sheolal became absolute owner of killa no. 1/2/2(0-4), 10/1(3-16), 10/2/1(3-15) of

			<p>rectangle no. 39, killa no 21/2(5-7) of rectangle no. 56 and killa no. 1/2(4-16), 2/1(2-12), 9/2(2-17), 10/1(4-12) of rectangle no. 57 .Mahender singh s/o rajjo s/o sheolal became absolute owner killa no. 10/2/2(0-9),11/1(1-11), 11/2(5-16) of rectangle no. 39 and killa no. 1/1 (3-4), 10/2(2-19) of rectangle 57.</p> <p>o VIDE mutation no. 3809 of sale Surajbhan , Mahender singh, Sitaram sons of Rajjo alias rajjoram SOLD LAND</p>
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			<p>MEASURING 7 KANAL -7 MARLA in killa no 21/1 of rectangle 58 to Sunny kumar s/o Jawaharlal s/o Chndersingh 99/100 share and Chander singh s/o Khemchand 1/100 share.</p> <p>o VIDE mutation no. 3896 of inheritance Smt. Dharmo devi widow and Maya , Gyanwati ,Omwati, Sunita daughters and Shripal, Jawaharlal sons inherited share of Chander singh.</p> <p>o Vide mutation no 3949 of sale</p>
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			<p>sitaram s/o rajjo sol 11 kanal 14 marla land in rectangle no. 57 to M/s Abhishek construction pvt. Ltd.</p> <p>o VIDE mutation no. 3950 of sale sitaram s/o rajjo sold 8 kanal land in killa no 8 of rectangle 57 to Saurabh gupta s/o Pawan gupta.</p> <p>o Vide mutation on 4078 of sale Surajbhan s/o rajjo sold 19 kanal 14 marla land in rectangle 56 and 57 to M/S Akarshan estate pvt. Ltd.</p> <p>o VIDE mutation no. 4170 of sale</p>
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			<p>Saurabh gupta s/o Pawan gupta sold 8 kanal land in rectangle no 57 to M/s Victory buildwell pvt. Ltd.</p> <p>o VIDE mutation no 4344 of sale Sunny kumar s/o Jawaharlal, Smt. Dharmo devi widow and Maya , Gyanwati ,Omwati, Sunita daughters and Shripal, Jawaharlal sold 7 kanal 7 marla land in rectangle 58 to M/s Active promoters pvt. Ltd.</p> <p>o Vide Mutation no. 4397 of sale Victory Buildwell pvt. Ltd sold 16 kanal land in rectangle no 57</p>
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			<p>to smt. Renu Jindal s/o Hemant Jindal .</p> <p>o VIDE mutation no. 4398 of sale Victory Buildwell pvt. Ltd sold 17 kanal 10 marla land in rectangle no . 57 and 58 to Ankita goel d/o Pramod goel.</p>
2005-06	25/28	Mahender singh s/o rajjo s/o sheolal.	<p>o Vide rapat no. 325-326 dated 8.3.2007 section 4 of land acquisition act on killa no. 10/2/2 min, 11/1 min , 11/2 min of rectangle no. 39.</p>
	27/30	Surajbhan, Mahender singh , Sitaram in equal share to the extent of full share.	<p>o Vide rapat no. 287 of 20.2.2009 award was announced of killa no. 10/2/2 min, 11/1 min,</p>

			<p>11/2 min of rectangle no. 39.</p> <p>o Vide mutation no. 5588 of release deed Surajbhan ,sitaram s/o Rajjo s/o sheolal transferred their share to Mahender singh s/o Rajjo s/o Sheolal.</p>
2010-11	<p>32/33</p> <p>35/36</p>	<p>Mahender singh s/o rajjo s/o sheolal.</p> <p>Surajbhan, Mahender singh , Sitaram in equal share to the extent of full share.</p>	<p>o nil</p>
2015-2016	34/35	Mahender singh s/o rajjo s/o sheolal.	<p>o VIDE mutation no 6811 and 6828 of transfer in blood relation, Mahender singh</p>

	37/38	Mahender singh to the extent of full share.	transfer his share in favour of his sons namely Bijender Sahrawat and Jitender singh Sahrawat.
2020-2021	35/36 39/40	Mahender singh s/o rajjo s/o sheolal. Mahender singh to the extent of full share.	o VIDE mutation no. 7074 of sale, Bijender sehrawat and Jitender sehrawat sold 4 kanal 16 marla Land forming part of khewat no. 35/4 and 39 comprised in Killa no. 1/1/2(0-3), 10/2/2(1-12),10/3/1(0-4),9/3/2(0-1) of rectangle no. 57 and Killa no. 5/2/2(2-7),6/1/1(0-9) of rectangle 58 to

			<p>M/s Countrywide promoters pvt. Ltd.</p> <p>o Vide mutation no. 7104 of Hibbanama, M/s Countrywide promoters pvt. Ltd. Transferred 4 kanal 16 marla Land forming part of khewat no. 35/4 and 39 comprised in Killa no. 1/1/2(0-3), 10/2/2(1-12), 10/3/1(0-4), 9/3/2(0-1) of rectangle no. 57 and Killa no. 5/2/2(2-7), 6/1/1(0-9) of rectangle 58</p> <p>Honorable Governor of state of Haryana acting through Director TCP Department,</p>
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			<p>Haryana.</p> <p>o VIDE rapat no. 167 dated 4/12/2024, License no. 165 of 2024 in favour of M/s Countrywide promoters pvt. Ltd. is recorded in revenue records.</p>
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Comments:

On the basis of the Search and examination of registration record, including Index register revenue records from Halqua Patwari, we are of the firm opinion that the title of the above said land is clear and marketable in favour of Bijender Sahrawat and Jitender singh Sahrawat s/o Mahender Singh in equal share as mentioned above.

5.0 No list of documents is required to submit further.

Inspection in the Civil Court at Gurugram:

5.1 Our representatives have visited the Civil Court at Gurugram and on the basis of the documents from the register of suits and appeal made available to our representatives in the Civil Court and verbal information made available to our representatives by the concerned

official it appears that no litigation is pending against the said Land.

Nature of Land

5.2 As per the revenue records made available for inspection to our representatives, it is stated that the said land is 'Chahi' as on date and putting the same into residential/commercial use as per the zoning of the area requisite licence /CLU will be required to be obtained. The owner has provided a copy of the license bearing no. 165 of 2024 as regards to this land as such the land can be used in terms of the license.

Inspection in the Office of District Record Centre situated at Gurugram:

5.3 Our representatives have visited the District Record Centre i.e. Sadar Kanoongo office at Gurugram and inspected the Shajra (Map) as well as the relevant old revenue records and second copy of revenue record for the last 35 (thirty five) years as aforesaid are maintained.

Inspection in the Land Acquisition Office situated at Gurugram

5.4 Our representatives visited the Land Acquisition Office situated at Gurugram and were informed by the concerned officials that the above, mentioned land is free from acquisition proceeding u/s 4 or 6 of Land Acquisition Act.

Inspection in the Land Acquisition Office situated at Gurugram.

5.4 Our representatives visited the Land Acquisition Office situated at Gurugram and were informed by the concerned officials that the above, mentioned land is free from acquisition proceeding u/s 4 or 6 of Land Acquisition Act.

6.0 CONCLUSION

On the basis of the Search and examination of registration record, including Index register revenue records from Halqua Patwari, we are of the firm opinion that the title of the above said land is clear and marketable in favour of M/s Countrywide Promoters Pvt. Ltd as mentioned above. That there is no co-sharer left in Khewat and that M/s Countrywide Promoters Pvt. Ltd is absolute owner having exclusive possession. That there is no loan/rehan mentioned against the said land and that there is no lease/patta mentioned against the said land.

Our report and information contained herein are based on and subject to the assumption that the records and documents inspected, and information given to us by the concerned officers and the representatives of the Company are correct and authentic.

This is subject to our other observations made hereinabove in the Report.



(Second party copy)

B Book Receipt for Non Registration Purpose

23-12-2024

No:23788

Sub Register Office :गुरुग्राम

Date :23-12-2024

Received with Thanks from **R N YADAV ADV 1997 TO 2017** resident of , sum of rs **twenty-five** on account of **Inspection** charges.

Rs.25

(Incharge)

सब रजिस्ट्रार
गुरुग्राम

(Second party copy)

B Book Receipt for Non Registration Purpose

24-12-2024

No:2606

Sub Register Office :कादीपुर

Date :24-12-2024

Received with Thanks from **R N yadav Adv** resident of **Gurugram 2017-2024** sum of rs **fifteen** on account of **Inspection** charges.

Rs.15

(Incharge)

***R. N Yadav & Company,
Advocates & Solicitors***

Office at: I-63, South City-I, Gurgaon &
Chamber No. 37, Block C Distt. Courts, Gurgaon 122001
9810100981, 9818057575, 0124-4269144
rn@rnyadav.com, parmanand@rnyadav.com

**Due Diligence Report of the Property
at**

Village Dhankot, Tehsil Kadipur and District Gurugram in the State
of Haryana

Dated: 28.12.2024

Submitted by: 

**R.N Yadav,
Enroll. No. P/383-1/1989
Parmanand Yadav
Pradeep Yadav
Advocates**

INTRODUCTION

(A) General Scope of Work

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(B) Methodology

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4. Our examination is limited to issues that may arise under the laws of India and we do not purport to be experts on any law other than the laws of India.
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6. The Report is solely for the benefit of M/s. Countrywide Promoters Pvt. Ltd. (as defined hereunder in this Report) and no other person(s) shall, except with the consent of *R.N Yadav & Co.* shall reply on the Report or any part thereof.

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FURTHER
- 6.0 CONCLUSION

GLOSSARY

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M/s. Countrywide Promoters Pvt. Ltd.	M/s. Countrywide Promoters Pvt. Ltd.
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Khatedar	Means owner of land as per revenue records.
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Khata/Khatoni	Means revenue records in particular ledger/account book.
Patwari	Means the Government employee who keeps all the accounts or revenue record connected with the land of one or more villages.

2.0 REFERENCE

2.1

Re:	Investigation of Title – Land admeasuring 13 Kanal 11 Marla 2 sarsai situated at Village in the revenue estate of Village Dhankot, Tehsil Kadipur and District Gurugram in the state of Haryana, (collectively “The Said Land”) owned and possessed by Sh. Satpal singh dahiya and rajkumar dahiya sons of sh. Raghu nath dahiya R/o Village Dhanwapur Tehsil kadipur .
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2.2 We have conducted due diligence report/title search of the said Land. The details of the various Killa Nos. and the area thereof forming part of the said Land are stated hereunder for ready reference:

Sr. No.	Khewat/Khata No.	Rectangle No.	Area in Kanal Marla
1.	172/174 (2020-21)	57	13 Kanal 11 Marla 2 sarsai
Total kitta 3, Land admeasuring 13 Kanal 11.2 Marla bearing Rectangle No. 57, Killa No. 13/1(5-16), 14/1(3-8), 19/2 min (4-7-2), situated within the revenue estate of Village Dhankot, Tehsil Kadipur and District Gurugram, Haryana, (collectively “The Said Land”) .			

3.0 DOCUMENTS PERUSED/INSPECTED:

Our representatives had perused the following documents in respect of the said Land and the same are stated hereunder for ready reference:

1. Jamabandi of Village Dhankot for last 30 years, Jamabandi for the year 1990-91 to 2020-21.
2. Mutations related to above noted land.
3. Registration record, Index register & Foot – note register.

4.0 OBSERVATIONS MADE AFTER PERUSING THE DOCUMENTS AND THE SEARCHES MADE IN DIFFERENT OFFICES

4.1 On the basis of the documents perused by our representatives and searches made by our representatives our observations in respect of the said Land are stated hereunder.

4.2 It may also be stated that the land of Village Dhankot, Tehsil Kadipur and District Gurugram, Haryana and is recorded under the revenue estate of Village Dhankot.

4.3 It is also stated that the land mentioned in clause 2.2 hereinabove is from one single khewat and thus the devolution of the same is as under

Jamabandi for the year	Khewat/ Khata No.	Persons recorded as owner(s)	Mutation if any
1990-91	103/113 TO 118	Smt. Gendo Devi Widow of Kallu to the extent of 1/6, Satender Kumar Dev Son of Baru Ram to the extent of 1/2 out of 269/600, Ramji Dass Son of Lakha Ram to the	

		<p> extent of $\frac{1}{2}$ share out of 269/600. Sanjay Son of Siban to the extent of 31/300 out of 1/6. Smt. Gyano Widow, Ramphal, Ramavtar Son of, and Kalawati, Rajrani Daughter of Mange to the extent of $\frac{1}{3}$ share. Sultan Son of Kudiya to the extent of $\frac{1}{12}$ share. Fakir Chand, Sisram, tekchand, Hajari Lal Son of and Santi Daughter of Sohan to the extent of $\frac{1}{36}$. Chander Son of Ram Kishan to the extent of $\frac{1}{108}$ share. Naresh Kumar, Pehlad Singh, Kher Singh, Gopi, Jile Singh Sons of and Krishna, Maya, Kuki Daughters and Parmeshwari Widow of Rattan Singh Son of Ram Kishan to the extent of $\frac{1}{108}$ share. Smt Leela Widow and Lali Daughter of Fateh Singh to the extent of $\frac{1}{108}$ share. Om Prakash Son of Digha to the extent of $\frac{1}{36}$ share. Rangi Son of Gisa to the extent of $\frac{1}{18}$ share. Attar Singh son of Shri Chand to </p>	
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		the extent of 1/18 share. Shri Ram to the extent of 1/18 share.	
1995-96	108/119	<p>Smt. Gaiindho widow of Kalu s/o Shadi 10 share , satpal, Rajkumar sons of Raghunath in equal share to the extent of 176 share,total 2 share), (Shatender kumar dev s/o Biru ram ½ share , Ashok kumar s/o Ramji das s/o Lakhram ½ share in 269 share, Sanjay s/o sibban s/o jainarayan 31 share, Total 2 share), Ramphal, Ramavtar sons and Kalawati, Rajrani daughters Bhage s/o Dhannu in equal share to the extent of 112 share, Smt. Parvati widow of omprakash 4 share, Sultan s/o Kudiya s/o Jiyaram 1 share, fakir chand , Sishram, Hazari lal sons and Smt. Shanti devi d/o Sohan S/o lala in equal share to the extent of 4/15 share, Ramniwas, Pratap singh, Bijender sons and Smt. Mamta D/o Tekchand S/O sohan in equal share to the</p>	<p>○ Vide mutation no. 2899 Omprakash Sold his Share to Anil Kumar.</p> <p>○ Vide Muation no. 2932 Shri Ram Expired and Budhram, Harsaru, Roop Chand Son of and Smt. Bimla Devi Daughter of Shri Ram Son of Ghisa and Kuldeep Son of and Jyoti Daughter of Murti Devi Daughter of Shri Ram to the extent of 1/18 share inherited his share.</p> <p>○ Vide Mutation No. 3084 legal heirs of Shri Ram sold their share.</p> <p>○ Vide Mutation No. 2939 Share of Rangi Son of Ghisa was inherited by Rajbir Son of and Bhateri, Ratni Daughters of Rangi Son of Gisa and Radhey Shyam Son and Smt. Birmati, Santosh, Madi Daughter of Sarbati Daughter of Rangi.</p>

	<p>extent of 1/15 share, Chander s/o Ramkishan s/o Lala to the extent of 1/9 share, Naresh, Prahlad singh , Keher singh, Gopi, zile singh sons and Krishna , Maya, Kuki daughters and Parmeshwari widow of Ratan singh in equal share to the extent of 1/9 share, Smt. Lila widow and smt. Lali D/o Fateh singh s/o Ramkisan in equal share to the extent of 1/9 share, Anil kumar sharma s/o Hiralal 1/3 share, total 1 share,</p> <p>(Rajbir son and Smt. Patto, Bhateri, Ratni daughters Rangi d/o Ghisa in equal share to the extent of 4/5 share, Radheyshyam son and Smt. Birbati , Santosh, Maddi daughters and Smt. Sarbati d/o Rangi in equal share to the extent of 1/5 share total 4 share)</p> <p>Attar singh s/o Shrichand s/o Ghisa 4 share,</p> <p>Satpal, Rajkumar sons of Raghunath in equal share to</p>	<p>o Vide mutation no. 3085 Rajbir Son of and Bhateri, Ratni Daughters of Rangi Son of Gisa and Radhey Shyam Son and Smt. Birmati, Santosh, Madi Daughter of Sarbati Daughter of Rangi Sold land to Satpal and Raj kumar and Attar Singh also sold his share.</p> <p>Vide mutation no. 3086 Gendo Devi sold her 55/62 share to Satpal and Rajkumar</p>
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		<p>the extent of 176 share (Budhram, Harswarup sons and Smt. Bimla devi d/o Shriram s/o Ghisa 4/5 share, Kuldeep son and Murti devi D/o Shriram 1/5 share total 4 share) total 188 share</p>	
	120	<p>Gandho widow Kalu s/o Shadi 3 / 4 share and Prakash (Bakasht) and Nihal Chand s/o Dhanram s/o Roopram as Gair Murushi</p>	
	121	<p>Ramavtar son and Kalawti, Rajrani daughters as cultivators</p>	
	122	<p>Sultan as cultivator</p>	
	123	<p>Fakirchand, Sishram, Tekchand , Hazari lal, Smt. Shanti devi in equal share to the extent of 1/3 share , Chander s/o Ramkishan s/o Lala to the extent of 1/9 share, Naresh,Prahlad singh ,</p>	

	124	<p>Keher singh, Gopi, zile singh sons and Krishna , Maya, Kuki daughters and Parmeshwari widow of Ratan singh in equal share to the extent of $\frac{1}{9}$ share, Smt. Lila widow and smt. Lali D/o Fateh singh s/o Ramkisan in equal share to the extent of $\frac{1}{9}$ share, Anil kumar sharma s/o Hiralal $\frac{1}{3}$ share ,</p> <p>Satpal, Rajkumar in equal share to the extent of 242share, Attar singh 22 share, (Rajbir, Smt. Patto, Bhateri, Ratni daughters Rangi d/o Ghisa in equal share to the extent of $\frac{4}{5}$ share, Radheyshyam son and Smt. Birbati , Santosh, Maddi daughters and Smt. Sarbati d/o Rangi in equal share to the extent of $\frac{1}{5}$ share, total 22 share), Budhram, Harswarup sons and Smt. Bimla devi d/o Shriram s/o Ghisa $\frac{4}{5}$ share, Kuldeep son and Murti devi D/o Shriram $\frac{1}{5}$ share</p>	
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2000-01	117/124	<p>(Smt. Gaiindho widow of Kalu s/o Shadi 10 share , satpal, Rajkumar sons of Raghunath in equal share to the extent of 176 share,total 2 share), (Shatender kumar dev s/o Biru ram $\frac{1}{2}$ share , Ashok kumar s/o Ramji das s/o Lakhram $\frac{1}{2}$ share in 269 share, Sanjay s/o sibban s/o jainarayan 31 share, Total 2 share), Ramphal, Ramavtar sons and Kalawati, Rajrani daughters Bhage s/o Dhannu in equal share to the extent of 112 share, Smt. Parvati widow of omprakash 4 share, Sultan s/o Kudiya s/o Jiyaram 1 share, fakir chand , Sishram, Hazari lal sons and Smt. Shanti devi d/o Sohan S/o lala in equal share to the extent of $\frac{4}{15}$ share, Ramniwas, Pratap singh, Bijender sons and Smt. Mamta D/o Tekchand S/O sohan in equal share to the extent of $\frac{1}{15}$ share, Chander s/o Ramkishan s/o Lala to the extent of $\frac{1}{9}$ share,</p>	<p>o Vide mutation no. 3325 Ashok inherited the share of Ramji Dass.</p> <p>o Vide mutation no. 3375 Ramphal, Ramavtar Son and Kalawati, Rajrani inherited the share of Gyano Devi.</p> <p>Vide Mutation No. 3376 Ram Niwas , Pratap Singh, Bijender and Smt Mamta inherited the share of Tek Chand.</p>
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		<p>Naresh, Prahlad singh , Keher singh, Gopi, zile singh sons and Krishna , Maya, Kuki daughters and Parmeshwari widow of Ratan singh in equal share to the extent of $\frac{1}{9}$ share, Smt. Lila widow and smt. Lali D/o Fateh singh s/o Ramkisan in equal share to the extent of $\frac{1}{9}$ share, Anil kumar sharma s/o Hiralal $\frac{1}{3}$ share , total 1 share,</p> <p>(Rajbir son and Smt. Patto, Bhateri, Ratni daughters Rangi d/o Ghisa in equal share to the extent of $\frac{4}{5}$ share, Radheyshyam son and Smt. Birbati , Santosh, Maddi daughters and Smt. Sarbati d/o Rangi in equal share to the extent of $\frac{1}{5}$ share total 4 share)</p> <p>Attar singh s/o Shrichand s/o Ghisa 4 share,</p> <p>Satpal, Rajkumar sons of Raghunath in equal share to the extent of 176 share</p> <p>(Budhram, Harswarup sons and Smt. Bimla devi d/o</p>	
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		Shriram s/o Ghisa 4/5 share, Kuldeep son and Murti devi D/o Shriram 1/5 share total 4 share) total 188 share	
	125	Gandho widow Kalu s/o Shadi 3 / 4 share and Prakash (Bakasht) and Nihal Chand s/o Dhanram s/o Roopram as Gair Murushi	
	126	Ramavtar son and Kalawti, Rajrani daughters as cultivators	
	127	Sultan as cultivator	
	128	Fakirchand, Sishram, Tekchand , Hazari lal, Smt. Shanti devi in equal share to the extent of 1/3 share , Chander s/o Ramkishan s/o Lala to the extent of 1/9 share, Naresh,Prahlad singh , Keher singh, Gopi, zile singh sons and Krishna , Maya, Kuki daughters and	

	129	<p>Parmeshwari widow of Ratan singh in equal share to the extent of $\frac{1}{9}$ share, Smt. Lila widow and smt. Lali D/o Fateh singh s/o Ramkisan in equal share to the extent of $\frac{1}{9}$ share, Anil kumar sharma s/o Hiralal $\frac{1}{3}$ share ,</p> <p>Satpal, Rajkumar in equal share to the extent of 242share, Attar singh 22 share, (Rajbir, Smt. Patto, Bhateri, Ratni daughters Rangi d/o Ghisa in equal share to the extent of $\frac{4}{5}$ share, Radheyshyam son and Smt. Birbati , Santosh, Maddi daughters and Smt. Sarbati d/o Rangi in equal share to the extent of $\frac{1}{5}$ share, total 22 share), Budhram, Harswarup sons and Smt. Bimla devi d/o Shriram s/o Ghisa $\frac{4}{5}$ share, Kuldeep son and Murti devi D/o Shriram $\frac{1}{5}$ share</p>	
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2005-06	131/137	<p>Smt. Gaindho widow of Kalu s/o Shadi 10 share , satpal, Rajkumar sons of Raghunath in equal share to the extent of 852 share, Rattan singh s/o omprakash 371 share, Sultan s/o Kudiya s/o Jiyaram 1 share, Santram s/o Ramsingh 1/3 share, Rohtash, Jagdish, Rajender, Ashok sons and Smt. Santosh, Shakuntala, Shila devi, Bala devi Daughters of Chander s/o Ramkishan s/o Lala in equal share to the extent of 1/9 share, Naresh, zile singh sons and Krishna , Maya, Kuki d/o Ratan singh in equal share to the extent of 54/72 share Bhup singh son, Smt. Menakshi , Nitu, Gita d/o Keher singh in equal share to the extent of 1/8 share, Sanjay , Subhash, Narender sons and Poonam daughter and Ramo devi widow of Gopi in equal share to the extent of 1/8 share,, Shalender kumar dev s/o Bir bhardwaj 13 share , Smt.</p>	<p>o Vide Mutation No. 3387 and 3388 Raphal, Kalwati, Ramavtar and Rajrani sold their share to Parvati.</p> <p>o Vide mutation No. 3451 Parvati transferred her share in favour of her Son namely Rattan Singh.</p> <p>o Vide mutation no. 3351 Fakir Chand, Sisram Son of Sohan Lal, Ram Niwas , Pratap Singh, Bijender Sons of and Smt Mamta Daughter of Tekchand Son of Sohan Lal, Hajari Lal Son of and Santi Daughter of Sohan Sold their share to Santram.</p> <p>o Vide mutation no. 3553 shailnder Kumar and Ashok Kumar Sold their share to Ranbir Singh and Hari Prakash.</p> <p>o Vide mutation No. 3890 Rohtash, Jagdish, Rajinder Ashok and Santosh, Sakuntala, Sheela, Sarla inherited the share of Chander.</p> <p>o Vide mutation no. 3891</p>
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		<p>Lalli devi d/o Fateh singh 1/9 share ,Rajbir singh,Hari prakash sons of Ajit 146 share , Anil kumar sharma s/o Hiralal 1/36 share ,</p> <p>(Smt. Patto, Bhateri,Ratni daughters Rangi d/o Ghisa in equal share to the extent of 4/5 share, Radheyshyam son and Smt. Birbati , Santosh, Maddi daughters and Smt. Sarbati d/o Rangi in equal share to the extent of 1/5 share total 4 share)</p> <p>Attar singh s/o Shrichand s/o Ghisa 4 share,</p> <p>(Budhram, Harswarup sons and Smt. Bimla devi d/o Shriram s/o Ghisa 4/5 share, Kuldeep son and Murti devi D/o Shriram 1/5 share total 4 share)</p> <p>Total 188 share</p>	<p>Sanjay, Subhash, Narender, Poonam and Ramo inherited the share of Gopi.</p> <p>o Vide mutation No. 3888 Parmeshwari died and his share was inherited by Naresh, Pehlad etc.</p> <p>o Vide mutation no. 3889 Lali Inherited the share of Leela Devi.</p> <p>o Vide Mutation No. 3552 Sanjay Sold his share to Shailender Kumar.</p> <p>o Vide Mutation No. 3892 share of Pehlad was inherited by his brother namely Naresh and ors.</p> <p>o Vide Badar No. 30 dated 09.02.2011 share of owners were corrected.</p> <p>o Vide mutation no. 3886 and 3887 share of Kher Singh and Sumitra was inherited by Bhoop Singh and Geeta, Meenakshi, Neetu.</p>
137/1		<p>Gandho widow Kalu s/o Shadi 3 / 4 share and Prakash (Bakasht) and Nihal Chand s/o Dhanram s/o Roopram as Gair Murushi</p>	

	137/2	Ramohal, Ramavtar son and Kalawti, Rajrani daughters as cultivators	
	137/3	Sultan as cultivator	
	137/4	In cultivation column Santram is mentioned as cultivator of 1/3 rd share, Rohtash, Jagdish, Rajender, Ashok sons and Santosh, Shakuntala, Shila, Bala Daughters as cultivators of 1/3 share and Naresh, Zile singh sons and Maya, Kukki, Krishna daughters as cultivator in 1/3 share.	
	137/5	Satpal, Rajkumar in equal share to the extent of 242share, Attar singh 22 share, (Rajbir, Smt. Patto, Bhateri, Ratni daughters Rangi d/o Ghisa in equal share to the extent of 4/5 share, Radheyshyam son and Smt. Birbati , Santosh, Maddi daughters and Smt. Sarbati d/o Rangi in equal share to	

		the extent of 1/5 share, total 22 share), Budhram, Harswarup sons and Smt. Bimla devi d/o Shriram s/o Ghisa 4/5 share, Kuldeep son and Murti devi D/o Shriram 1/5 share.	
2010-11	144/149	Satpal, Rajkumar sons of Raghunath in equal share to the extent of 1/3 share, Shalender kumar dev s/o Bir bhardwaj 16/975 share , Smt. Lalli devi d/o Fateh singh 2/195 share , Bhup singh son, Smt. Menakshi , Nitu, Gita d/o Keher singh in equal share to the extent of 11/8775 share, Naresh, zile singh sons and Krishna , Maya, Kuki d/o Ratan singh in equal share to the extent of 68/8775 share, Sanjay , Subhash, Narender sons and Poonam daughter and Ramo devi widow of Gopi in equal share to the extent of 11/8775 share, Rohtash, Jagdish, Rajender,	<p>o Vide mutation No. 3962 Anil Kumar Sold his land to Virender Singh Son of Sishram and Yusuf Khan Son of Chand Khan.</p> <p>o Vide Mutation no. 4118and 4420 Rattan Singh Son of Om Prakash Sold his land to Randhir Singh Son of Shri Chand.</p> <p>o Vide mutation no. 4538 Ranbir and Hari Prakash Sold their share in favour of M/s Sun Glow Pvt. Ltd.</p> <p>o Vide mutation No. 5016 Share of Sultan was inherited by Smt. Champa Devi Widow, Jai Bhagwan, Babu Lal, Narayan Singh, Naresh Kumar, Suresh</p>

	<p>Ashok sons and Smt. Santosh, Shakuntala, Shila devi, Bala devi Daughters of Chander in equal share to the extent of 3/325 share, Rattan singh s/o omprakash 1/3342 share , Randhir singh s/o Shrichand 371/1114 share , Smt. Champa devi widow and Jaibhagwan, Babulal, Narayan singh , Naresh kumar, Suresh kumar , Mukesh kumar , Dharambir sons and Smt. Indrawati Nirmala, Sudesh daughters of Sultan in equal share to the extent of 27/325 share , Smt. Chandkaur widow, Smt. Suksham bala, Renu bala, Ritu, Monika daughters of Santram in equal share to the extent of 9/325 share, Sunglow Overseas pvt. Ltd. 29/195 share, Smt. Indu w/o Virender singh s/o Ranjit singh 9/325 share.</p>	<p>Kumar, Mukesh Kumar, Dharambir Sons and Smt. Inderawati, Nirmala, Sudesh.</p> <p>o Vide mutation No. 5019 Santram Share was Inherited by Chand Kaur Widow, Sukhsam Bala, Renu Bala, Reetu, Monika.</p> <p>o Vide mutation no. 5293 of sale M/s Sunglow overseas pvt. Ltd acquired share of Rndhir singh s/o Shrichand.</p> <p>o Vide mutation no. 5406 of sale Smt. Chaillkaur w/o Iswar singh acquired share of Bhupsingh son , Menakshi, Gita, Nitu daughters of Kehar singh.</p> <p>o Vide mutation no. 5407 of sale Smt. Chaillkaur w/o Iswar singh acquired share of Smt. Lalli alias Savitri daughter of Fateh singh.</p>
144/150	<p>Gandho widow Kalu s/o Shadi 3 / 4 share and Prakash (Bakasht) and Nihal Chand</p>	<p>o Vide mutation no. 5408 of sale Smt. Chaillkaur w/o</p>

		s/o Dhanram s/o Roopram as Gair Murushi	Iswar singh acquired share of Naresh, Zile singh sons and Krishna, Maya , Kukki daughters of Rattan singh.
	144/151	Ramavtar son and Kalawti, Rajrani daughters as cultivators	o Vide mutation no. 5409 of sale Smt. Chaillkaur w/o Iswar singh acquired share of Sanjay, Subhash, Narender sons and Poonam Daughter of Ramo devi widow of Gopi.
	144/152	Sultan as cultivator	
	144/153	In cultivation column Santram is mentioned as cultivator of 1/3 rd share, Rohtash, Jagdish, Rajender, Ashok sons and Santosh, Shakuntala, Shila, Bala Daughters as cutivators of 1/3 share and Naresh, Zile singh sons and Maya, Kukki, Krishna daughters as cultivator in 1/3 share.	o Vide mutation no. 5410 of sale Smt. Chaillkaur w/o Iswar singh acquired share of Rohtash, Jagdish, Rajender, Ashok sons and Smt. Shakuntala,Shila devi, Bala devi Daughters of Chander. o Mutation no. 5229 cancelled. o Mutation no. 5230 cancelled. o Mutation no. 5231 cancelled. o Vide mutation no. 5313 of partition Satpal and Rajkumar sons of
	144/154	Cultivated by Proprietors	

			Raghunath became Absolute owner in equal share of killa no. 13/1 (5-16), 14/1(3-8), 19/2(7-1) of rectangle no. 57.
2015-2016	157/161	Satpal, Rajkumar sons of Raghunath in equal share to the extent of full share.	. NIL
2020-2021	172/174	Satpal, Rajkumar sons of Raghunath in equal share to the extent of full share.	<ul style="list-style-type: none"> o Vide mutation no. 7073 of sale, Satpal, Rajkumar sons of Raghunath sold 2kanal 14 marla land in killa no. 19/2/2 of rectangle 57 to M/s Countrywide promoters pvt. Ltd. o Vide mutation no. 7104 of Hibbanama, M/s Countrywide promoters pvt. Ltd.

			<p>Transferred 2 kanal 14 marla, killa no. 19/2/2 of rectangle 57 to Honorable Governor of state of Haryana acting through Director TCP Department, Haryana.</p> <p>○ VIDE rapat no. 167 dated 4/12/2024, License no. 165 of 2024 in favour of M/s Countrywide promoters pvt. Ltd. is recorded in revenue records.</p>
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Comments:

On the basis of the Search and examination of registration record, including Index register revenue records from Halqua Patwari, we are of the firm opinion that the title of the above said land is clear and marketable in favour of Sh. Satpal, Rajkumar sons of Raghunath as mentioned above.

5.0 No list of documents is required to submit further.

Inspection in the Civil Court at Gurugram:

5.1 Our representatives have visited the Civil Court at Gurugram and on the basis of the documents from the register of suits and appeal made

available to our representatives in the Civil Court and verbal information made available to our representatives by the concerned official it appears that no litigation is pending against the said Land.

Nature of Land

5.2 As per the revenue records made available for inspection to our representatives, it is stated that the said land is 'Chahi' as on date and putting the same into residential/commercial use as per the zoning of the area requisite licence /CLU will be required to be obtained. The owner has provided a copy of the license bearing no. 165 of 2024 as regards to this land as such the land can be used in terms of the license.

Inspection in the Office of District Record Centre situated at Gurugram:

5.3 Our representatives have visited the District Record Centre i.e. Sadar Kanoongo office at Gurugram and inspected the Shajra (Map) as well as the relevant old revenue records and second copy of revenue record for the last 35 (thirty five) years as aforesaid are maintained.

Inspection in the Land Acquisition Office situated at Gurugram.

5.4 Our representatives visited the Land Acquisition Office situated at Gurugram and were informed by the concerned officials that the above, mentioned land is free from acquisition proceeding u/s 4 or 6 of Land Acquisition Act.

6.0 CONCLUSION

On the basis of the Search and examination of registration record, including Index register revenue records from Halqua Patwari, we are of the firm opinion that the title of the above said land is clear and marketable in favour of Sh. Satpal, Rajkumar sons of Raghunath as mentioned above. That there is no co-sharer left in Khewat and that Sh. Satpal, Rajkumar sons of Raghunath are absolute owner having

exclusive possession. That there is no loan/rehan mentioned against the said land and that there is no lease/patta mentioned against the said land.

Our report and information contained herein are based on and subject to the assumption that the records and documents inspected, and information given to us by the concerned officers and the representatives of the Company are correct and authentic.

This is subject to our other observations made hereinabove in the Report.

A handwritten signature in black ink, consisting of a large, stylized capital letter 'D' followed by a series of loops and a long, sweeping horizontal stroke extending to the right.

**R. N Yadav & Company,
Advocates & Solicitors**


Office at: I-63, South City-I, Gurgaon &
Chamber No. 37, Block C Distt. Courts, Gurgaon 122001
9810100981, 9818057575, 0124-4269144
rn@rnyadav.com, parmanand@rnyadav.com

**Due Diligence Report of the Property
at**

Village Dhankot, Tehsil Kadipur and District Gurugram
in the State of Haryana

Dated: 17.012.2024

Submitted by:


**R.N Yadav,
Parmanand Yadav
Advocates**

फार्म संख्या 3 रजिस्ट्री

No.

10/04

सब रजि. विभाग

जिला

फुटकर शुल्क अदायगी की रसीद
(रसीद पुस्तक ख)

तारीख और महीना

अदा करने वाले व्यक्ति का नाम पिता का नाम और निवास स्थान

प्राप्त हुई रकम का जोड़ और विवरण

For Registrar

रजिस्ट्री विभाग के अधिकारी के हस्ताक्षर

वसीका नं. 199-12 पुस्तक नं.

रजिस्ट्री होने के तिथी रजिस्ट्री

तथा इबारत जोरी के शब्दों की संख्या

फीस

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नकल

हिफाजत

तलाश

अनुवाद

कमीशन

2015

(Second party copy)

B Book Receipt for Non Registration Purpose

12-12-2024

No:2480

Sub Register Office :कादीपुर

Date :12-12-2024

Received with Thanks from **R N yadav Adv** resident of **Gurugram 2017-2024** sum of rs fifteen
on account of **Inspection** charges.

Rs.15

(Incharge)

INTRODUCTION

(A) General Scope of Work

Due Diligence cum search report has been prepared for our client M/s. Countrywide Promoters Pvt. Ltd. (as defined hereunder this Report). Our scope of work involved search and examination of the record of title and encumbrances and to fulfill the requirement of the owner company to ascertain any defect in the title or lien or encumbrances upon the land in question and the same has been prepared and submitted to M/s. Countrywide Promoters Pvt. Ltd.

(B) Methodology

Based upon the aforementioned scope of work, we have perused the documents of title i.e. registered sale deed and the revenue record maintained under the provisions of Land Revenue Act as the property being the agricultural land and our searches and conclusion made from various offices as stated in this Report.

(C) Scope Limitation

The scope of our due diligence is limited by the following general parameters:

1. We have assumed that the documents perused by us are copy(ies) of the original version(s), which has also been verified from the record maintained at the office of Sub Registrar and revenue officer.

2. We have assumed that the documents perused by us in connection with any particular issue are the only documents relating to such issue.
3. To the extent possible, we have relied upon documents and records maintained at various offices as stated in the Report. Where such documents/ records were not available for examination, we have relied upon the statements made by the concerned person and/or informal verbal information made available to us as stated in the Report.
4. Our examination is limited to issues that may arise under the laws of India and we do not purport to be experts on any law other than the laws of India.
5. **R.N Yadav & Co.** has taken due care for preparation of the Due Diligence Report based upon inspection of revenue records and other available information. .
6. The Report is solely for the benefit of M/s. Countrywide Promoters Pvt. Ltd. (as defined hereunder in this Report) and no other person(s) shall, except with the consent of **R.N Yadav & Co.** shall reply on the Report or any part thereof.

(D) Structure of the Report

This Report is divided into 6 (six) sections. It is recommended that specific advice be sought from **R.N Yadav & Co.** or efficient legal consultant on the subject before taking any remedial steps in pursuance of the action points or comments or observations made in this Report.

CONTENTS

- 1.0 GLOSSARY
- 2.0 REFERENCE
- 3.0 DOCUMENTS PERUSED/INSPECTED
- 4.0 OBSERVATIONS MADE AFTER INSPECTION
AND PERUSAL IN THE DOCUMENTS AND THE
SEARCHES MADE IN DIFFERENT OFFICES
- 5.0 LIST OF DOCUMENTS REQUIRED TO BE
SUBMITTED FURTHER
- 6.0 CONCLUSION

GLOSSARY

Term	Meaning
M/s. Countrywide Promoters Pvt. Ltd.	M/s. Countrywide Promoters Pvt. Ltd.
Jamabandi	Means record of rights maintained by revenue officer.
Intakal	Means mutation records maintained by revenue officer.
Kanal	A denomination, which is used in the State of Haryana for measurement of land. 1 Kanal = 20 Marla = 605 sq. yards.
Marla	A denomination, which is used in the State of Haryana for measurement of land. 1 Marla = 30.25 Sq. Yrds.
Mustil	Means rectangle.
Khasra or Kila	Means the identification number of every block as per revenue records.
Khatedar	Means owner of land as per revenue records.
Khewat	Means serial number on the Jamabandi/individual record.
Khata/Khatoni	Means revenue records in particular ledger/account book.
Patwari	Means the Government employee who keeps all the accounts or revenue record connected with the land of one or more villages.

2.0

REFERENCE

2.1

Re:	Investigation of Title - Land admeasuring 2kanal Kanal 14 Marla situated at Village in the revenue estate of Village Dhankot, Tehsil Kadipur and District Gurugram in the state of Haryana, (collectively "The Said Land") owned and possessed M/s Cuntrywide promoters pvt. Ltd..
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2.2 We have conducted due diligence report/title search of the said Land. The details of the various Killa Nos, and the area thereof forming part of the said Land are stated hereunder for ready reference:

Sr. No.	Khewat/Khata No.	Rectangle No.	Area in Kanal Marla
1	172/174 (2020-21)	57	2 Kanal 14 Marla
Total kitta 1, Land admeasuring 2 Kanal 14 Marla bearing Rectangle No. 57, Killa No. 19/2/2(2-14), situated within the revenue estate of Village Dhankot, Tehsil Kadipur and District Gurugram, Haryana, (collectively "The Said Land") .			

3.0 **DOCUMENTS PERUSED/INSPECTED:**

Our representatives had perused the following documents in respect of the said Land and the same are stated hereunder for ready reference:

1. Jamabandi of Village Dhankot for last 30 years, Jamabandi for the year 1995-96 to 2020-21.
2. Mutations related to above noted land.
3. Registration record, Index register & Foot – note register.

4.0 OBSERVATIONS MADE AFTER PERUSING THE DOCUMENTS AND THE SEARCHES MADE IN DIFFERENT OFFICES

- 4.1 On the basis of the documents perused by our representatives and searches made by our representatives our observations in respect of the said Land are stated hereunder.
- 4.2 It may also be stated that the land of Village Dhankot, Tehsil Kadipur and District Gurugram, Haryana and is recorded under the revenue estate of Village Dhankot.
- 4.3 It is also stated that the land mentioned in clause 2.2 hereinabove is from one single khewat and thus the devolution of the same is as under

Jamabandi for the year	Khewat/ Khata No.	Persons recorded as owner(s)	Mutation if any
1995-96	108/119	Smt. Gaindho widow of Kalu s/o Shadi 10 share, satpal, Rajkumar sons of Raghunath in equal share to the extent of 176 share, total 2 share), (Shatender kumar dev s/o Biru ram 1/2 share , Ashok kumar s/o Ramji das s/o Lakhram 1/2 share in 269 share, Sanjay s/o sibban s/o jainarayan 31 share, Total 2 share), Ramphal, Ramavtar sons and Kalawati, Rajrani daughters Bhage s/o Dhannu in	o NIL

equal share to the extent of 112 share, Smt. Parvati widow of omprakash 4 share, Sultan s/o Kudiya s/o Jiyaram 1 share, fakir chand , Sishram, Hazari lal sons and Smt. Shanti devi d/o Sohan S/o lala in equal share to the extent of 4/15 share, Ramniwas, Pratap singh, Bijender sons and Smt. Mamta D/o Tekchand S/O sohan in equal share to the extent of 1/15 share, Chander s/o Ramkishan s/o Lala to the extent of 1/9 share, Naresh, Prahlad singh , Kcher singh, Gopi, zile singh sons and Krishna , Maya, Kuki daughters and Parmeshwari widow of Ratan singh in equal share to the extent of

	<p>1/9 share, Smt. Lila widow and smt. Lali D/o Fateh singh s/o Ramkisan in equal share to the extent of 1/9 share, Anil kumar sharma s/o Hiralal 1/3 share, total 1 share,</p> <p>(Rajbir son and Smt. Patto, Bhateri, Ratni daughters Rangi d/o Ghisa in equal share to the extent of 4/5 share, Radheyshyam son and Smt. Birbati, Santosh, Maddi daughters and Smt. Sarbati d/o Rangi in equal share to the extent of 1/5 share total 4 share)</p>
120	
121	<p>Attar singh s/o Shrichand s/o Ghisa 4 share,</p> <p>Satpal, Rajkumar sons of Raghunath in equal share to the extent of</p>
122	<p>176 share</p> <p>(Budhram, Harswarup</p>

123

sons and Smt. Bimla
devi d/o Shriram s/o
Ghisa 4/5 share,
Kuldeep son and Murti
devi D/o Shriram 1/5
share total 4 share)
total 188 share

Gandho widow Kalu
s/o Shadi 3 / 4 share
and Prakash (Bakasht)
and Nihal Chand s/o
Dhanram s/o Roopram
as Gair Murushi

Ramavtar son and
Kalawti, Rajrani
daughters as
cultivators

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Sultan as cultivator

Fakirchand, Sishram,
Tekchand , Hazari lal,
Smt. Shanti devi in
equal share to the
extent of 1/3 share ,

Chander	s/o
Ramkishan s/o Lala to the extent of 1/9 share, Naresh, Prahlad singh , Keher singh, Gopi, zile singh sons and Krishna , Maya, Kuki daughters and Parmeshwari widow of Ratan singh in equal share to the extent of 1/9 share, Smt. Lila widow and smt. Lali D/o Fateh singh s/o Ramkisan in equal share to the extent of 1/9 share, Anil kumar sharma s/o Hiralal 1/3 share ,	
Satpal, Rajkumar in equal share to the extent of 242 share, Attar singh 22 share, (Rajbir, Smt. Patto, Bhateri, Ratni daughters Rangi d/o Ghisa in equal share to the extent of 4/5 share, Radheyshyam	

		son and Smt. Birbati , Santosh, Maddi daughters and Smt. Sarwati d/o Rangi in equal share to the extent of 1/5 share, total 22 share), Budhram, Harswarup sons and Smt. Bimla devi d/o Shriram s/o Ghisa 4/5 share, Kuldeep son and Murti devi D/o Shriram 1/5 share.	
2000-01	117/124	(Smt. Gaiindho widow of Kalu s/o Shadi 10 share , satpal, Rajkumar sons of Raghunath in equal share to the extent of 176 share,total 2 share), (Shatender kumar dev s/o Biru ram 1/2 share , Ashok kumar s/o Ramji das s/o Lakhram 1/2 share in 269 share, Sanjay s/o sibban s/o jainarayan 31 share,	o Vide mutation no. 3325 Ashok inherited the share of Ramji Dass. o Vide mutation no. 3375, Ramphal, Ramavtar Son and Kalawati, Rajrani inherited the share of Gyano Devi. o Vide Mutation no. 3376, Ram Niwas , Pratap Singh, Bijender and Smt Mamta inherited

<p>Total 2 share), Ramphal, Ramavtar sons and Kalawati, Rajrani daughters Bhage s/o Dhannu in equal share to the extent of 112 share, Smt. Parvati widow of omprakash 4 share, Sultan s/o Kudiya s/o Jiyaram 1 share, fakir chand , Sishram, Hazari lal sons and Smt. Shanti devi d/o Sohan S/o lala in equal share to the extent of 4/15 share, Ramniwas, Pratap singh, Bijender sons and Smt. Mamta D/o Tekchand S/O sohan in equal share to the extent of 1/15 share, Chander s/o Ramkishan s/o Lala to the extent of 1/9 share, Naresh, Prahlad singh , Keher singh, Gopi, zile singh sons</p>	<p>the share of Tek Chand.</p>
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and Krishna , Maya, Kuki daughters and Parmeshwari widow of Ratan singh in equal share to the extent of 1/9 share, Smt. Lila widow and smt. Lali D/o Fateh singh s/o Ramkisan in equal share to the extent of 1/9 share, Anil kumar sharma s/o Hiralal 1/3 share , total 1 share, (Rajbir son and Smt. Patto, Bhateri, Ratni daughters Rangi d/o Ghisa in equal share to the extent of 4/5 share, Radheyshyam son and Smt. Birbati , Santosh, Maddi daughters and Smt. Sarbati d/o Rangi in equal share to the extent of 1/5 share total 4 share)

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Attar singh s/o Shrichand s/o Ghisa 4 share,

127

Satpal, Rajkumar sons
of Raghunath in equal
share to the extent of
176 share

128

(Budhram, Harswarup
sons and Smt. Bimla
devi d/o Shriram s/o
Ghisa 4/5 share,
Kuldeep son and Murti
devi D/o Shriram 1/5
share total 4 share)
total 188 share

Gandho widow Kalu
s/o Shadi 3 / 4 share
and Prakash (Bakasht)
and Nihal Chand s/o
Dhanram s/o Roopram
as Gair Murushi

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Ramavtar son and
Kalawti, Rajrani
daughters as
cultivators

Sultan as cultivator

Fakirchand, Sishram,
Tekchand , Hazari lal,
Smt. Shanti devi in
equal share to the
extent of $\frac{1}{3}$ share ,
Chander s/o
Ramkishan s/o Lala to
the extent of $\frac{1}{9}$
share, Naresh, Prahlad
singh , Kcher singh,
Gopi, zile singh sons
and Krishna , Maya,
Kuki daughters and
Parmeshwari widow of
Ratan singh in equal
share to the extent of
 $\frac{1}{9}$ share, Smt. Lila
widow and smt. Lali
D/o Fatch singh s/o
Ramkisan in equal
share to the extent of
 $\frac{1}{9}$ share, Anil kumar
sharma s/o Hiralal $\frac{1}{3}$
share ,
Satpal, Rajkumar in
equal share to the
extent of 242 share,
Attar singh 22 share, (
Rajbir, Smt. Patto,

<p>Bhateri, Ratni daughters Rangi d/o Ghisa in equal share to the extent of 4/5 share, Radheyshyam son and Smt. Birbati , Santosh, Maddi daughters and Smt. Sarwati d/o Rangi in equal share to the extent of 1/5 share, total 22 share), Budhram, Harswarup sons and Smt. Bimla devi d/o Shriram s/o Ghisa 4/5 share, Kuldeep son and Murti devi D/o Shriram 1/5 share</p>	
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2005-06

131/137

Smt. Gaindho widow of Kalu s/o Shadi 10 share , satpal, Rajkumar sons of Raghunath in equal share to the extent of 852 share, Rattan singh s/o omprakash 371 share, Sultan s/o Kudiya s/o Jiyaram 1 share, Santram s/o Ramsingh 1/3 share, Rohtash, Jagdish, Rajender, Ashok sons and Smt. Santosh, Shakuntala, Shila devi, Bala devi Daughters of Chander s/o Ramkishan s/o Lala in equal share to the extent of 1/9 share, Naresh, zile singh sons and Krishna , Maya, Kuki d/o Ratan singh in equal share to the extent of 54/72 share Bhup singh son, Smt. Menakshi , Nitu, Gita d/o Keher singh in

o Vide Mutation No. 3387 and 3388 Raphal, Kalwati, Ramavtar and Rajrani sold their share to Parvati.

o Vide mutation no. 3551 Fakir Chand, Sisram Son of Sohan Lal, Ram Niwas , Pratap Singh, Bijender Sons of and Smt Mamta Daughter of Tekchand Son of Sohan Lal, Hajari Lal Son of and Santi Daughter of Sohan Sold their share to Santram S/O Ram singh.

o Vide mutation no. 3553 shailnder Kumar and Ashok Kumar Sold their share to Ranbir Singh and Hari Prakash.

o Vide mutation No.

equal share to the extent of 1/8 share, Sanjay , Subhash, Narender sons and Poonam daughter and Ramo devi widow of Gopi in equal share to the extent of 1/8 share,, Shalender kumar dev s/o Bir bhardwaj 13 share , Smt. Lalli devi d/o Fatch singh 1/9 share ,Rajbir singh,Hari prakash sons of Ajit 146 share , Anil kumar sharma s/o Hiralal 1/36 share , (Smt. Patto, Bhateri,Ratni daughters Rangi d/o Ghisa in equal share to the extent of 4/5 share, Radheyshyam son and Smt. Birbati , Santosh, Maddi daughters and Smt. Sarbati d/o Rangi in equal share to the

3890 Rohtash, Jagdish, Rajinder Ashok and Santosh, Sakuntala, Sheela, Sarla inherited the share of Chander.

	extent of 1/5 share total 4 share)	
137/2	Attar singh s/o Shrichand s/o Ghisa 4 share, (Budhram, Harswarup sons and Smt. Bimla devi d/o Shriram s/o Ghisa 4/5 share,	
137/3	Kuldeep son and Murti devi D/o Shriram 1/5 share total 4 share)	
137/4	total 188 share Gandho widow Kalu s/o Shadi 3 / 4 share and Prakash (Bakasht) and Nihal Chand s/o Dhanram s/o Roopram as Gair Murushi	<p>o Vide mutation no. 3891 Sanjay, Subhash, Narender, Poonam and Ramo inherited the share of Gopi.</p> <p>o Vide mutation No. 3888 Parmeshwari share was inherited by Naresh, Pehlad etc.</p>
137/5	Ramphal, Ramavtar son and Kalawti, Rajrani daughters as cultivators Sultan as cultivator	<p>o Vide mutation no. 3889 Lali Inherited the share of Leela Devi.</p> <p>o Vide Mutation No. 3552 Sanjay Sold his share to Shailender Kumar.</p>

In cultivation column Santram is mentioned as cultivator of 1/3rd share, Rohtash, Jagdish, Rajender, Ashok sons and Santosh, Shakuntala, Shila, Bala Daughters as cutivators of 1/3 share and Naresh, Zile singh sons and Maya, Kukki, Krishna daughters as cultivator in 1/3 share.

Satpal, Rajkumar in equal share to the extent of 242share, Attar singh 22 share, (Rajbir, Smt. Patto, Bhateri, Ratni daughters Rangi d/o Ghisa in equal share to the extent of 4/5 share, Radheyshyam son and Smt. Birbati , Santosh, Maddi daughters and Smt.

○ Vide Mutation No. 3892 share of Pehlad was inherited by his brother namely Naresh and ors.

○ Vide Badar No. 30 dated 09.02.2011 share of owners were corrected.

○ Vide mutation no. 3886 and 3887 share of Kher Singh and Sumitra was inherited by Bhoop Singh and Gecta, Meenakshi, Nectu.

		<p>Sarbati d/o Rangi in equal share to the extent of 1/5 share, total 22 share), Budhram, Harswarup sons and Smt. Bimla devi d/o Shriram s/o Ghisa 4/5 share, Kuldeep son and Murti devi D/o Shriram 1/5 share.</p>	
2010-11	144/149	<p>Satpal, Rajkumar sons of Raghunath in equal share to the extent of 1/3 share, Shalender kumar dev s/o Bir bhardwaj 16/975 share , Smt. Lalli devi d/o Fatch singh 2/195 share , Bhup singh son, Smt. Menakshi , Nitu, Gita d/o Kcher singh in equal share to the extent of 11/8775 share, Naresh, zile singh sons and Krishna , Maya, Kuki d/o Ratan singh in</p>	<p>o Vide mutation No. 3962 Anil Kumar Sold his land to Virender Singh Son of Sishram and Yusuf Khan Son of Chand Khan.</p> <p>o Vide Mutation no. 4118 and 4420 Rattan Singh Son of Om Prakash Sold his land to Randhir Singh Son of Shri Chand.</p> <p>o Vide mutation no.</p>

equal share to the extent of 68/8775 share, Sanjay , Subhash, Narender sons and Poonam daughter and Ramo devi widow of Gopi in equal share to the extent of 11/8775 share, Rohtash, Jagdish, Rajender, Ashok sons and Smt. Santosh, Shakuntala, Shila devi, Bala devi Daughters of Chander in equal share to the extent of 3/325 share, Rattan singh s/o omprakash 1/3342 share , Randhir singh s/o Shrichand 371/1114 share , Smt. Champa devi widow and Jaibhagwan,Babulal, Narayan singh ,Naresh kumar,Suresh kumar , Mukesh kumar , Dharambir sons and	4538 Ranbir and Hari Prakash Sold their share in favour of M/s Sun Glow Pvt. Ltd. o Vide mutation No. 5016 Share of Sultan was inherited by Smt. Champa Devi Widow, Jai Bhagwan, Babu Lal, Narayan Singh, Naresh Kumar, Suresh Kumar, Mukesh Kumar, Dharambir Sons and Smt. Inderawati, Nirmala, Sudesh. o Vide mutation No. 5019 Santram Share was Inherited by Chand Kaur Widow, Sukhsam Bala, Renu Bala, Reetu, Monika.
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144/150	Smt. Indrawati Nirmala, Sudesh daughters of Sultan in equal share to the extent of 27/325 share , Smt. Chandkaur widow, Smt. Suksham bala, Renu bala, Ritu, Monika daughters of Santram in equal share to the extent of 9/325 share, Sunglow Overseas pvt. Ltd. 29/195 share, Smt. Indu w/o Virender singh s/o Ranjit singh 9/325 share.	o Vide mutation no. 5293 of sale M/s Sunglow overseas pvt. Ltd acquired share of Rndhir singh s/o Shrichand .
144/151		
144/152		o Vide mutation no. 5313 of partition Satpal and Rajkumar sons of Raghunath became Absolute owner in equal share of killa no. 13/1 (5- 16), 14/1(3-8), 19/2(7-1) of rectangle no. 57.
144/153	Gandho widow Kalu s/o Shadi 3 / 4 share and Prakash (Bakasht) and Nihal Chand s/o Dhanram s/o Roopram as Gair Murushi	
144/154	Ramavtar son and Kalawti, Rajrani daughters as	

cultivators

Sultan as cultivator

In cultivation column Santram is mentioned as cultivator of 1/3rd share, Rohtash, Jagdish, Rajender, Ashok sons and Santosh, Shakuntala, Shila, Bala Daughters as cultivators of 1/3 share and Naresh, Zile singh sons and Maya, Kukki, Krishna daughters as cultivator in 1/3 share.

Cultivated by
Proprietors

2015 2016 157/161

Satpal, Rajkumar sons of Raghunath in equal share to the extent of full share.

o NIL

2020-2021	172/174	Satpal, Rajkumar sons of Raghunath in equal share to the extent of full share.	<ul style="list-style-type: none"> o VIDE mutation no. 7073 of sale, Satpal, Rajkumar sons of Raghunath Sold 2 kanal 14 marla land comprised in killa no. 19/2/2 (2-14) of rectangle 57 in equal share to the extent of full share to M/s Countrywide promoters pvt. Ltd. o VIDE rapat no. 167 dated 4/12/2024, License no. 165 of 2024 in favour of M/s Countrywide promoters pvt. Ltd. is recorded in revenue records.
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Comments:

On the basis of the Search and examination of registration record, including Index register revenue records from Halqua Patwari, we are of the firm opinion that the title of the above said land is clear and marketable in favour of M/s Countrywide promoters pvt. Ltd. as mentioned above.

5.0 No list of documents is required to submit further.

Inspection in the Civil Court at Gurugram:

5.1 Our representatives have visited the Civil Court at Gurugram and on the basis of the documents from the register of suits and appeal made available to our representatives in the Civil Court and verbal information made available to our representatives by the concerned official it appears that no litigation is pending against the said Land.

Nature of Land

5.2 As per the revenue records made available for inspection to our representatives, it is stated that the said land is 'Chahi' as on date and putting the same into residential/commercial use as per the zoning of the area requisite licence /CLU will be required to be obtained. The owner has provided a copy of the license bearing no. 165

of 2024 as regards to this land as such the land can be used in terms of the license.

Inspection in the Office of District Record Centre situated at Gurugram:

5.3 Our representatives have visited the District Record Centre i.e. Sadar Kanoongo office at Faridabad and inspected the Shajra (Map) as well as the relevant old revenue records and second copy of revenue record for the last 30 (thirty) years as aforesaid are maintained.

Inspection in the Land Acquisition Office situated at Gurugram

5.4 Our representatives visited the Land Acquisition Office situated at Faridabad and were informed by the concerned officials that the above, mentioned land is free from acquisition proceeding u/s 4 or 6 of Land Acquisition Act.

6.0 CONCLUSION

On the basis of the Search and examination of registration record, including Index register revenue records from Halqua Patwari, we are of the firm opinion that the title of the above said land is clear and marketable in favour of M/s Countrywide promoters pvt. Ltd. as mentioned above. That there are no co-sharer left in Khewat and that M/s Countrywide promoters pvt. Ltd. Is absolute owner having exclusive possession. That there is no loan/rehan mentioned against the said land and that there is no lease/patta mentioned against the said land.

Our report and information contained herein are based on and subject to the assumption that the records and documents inspected and information given to us by the concerned officers and the representatives of the Company are correct and authentic.

This is subject to our other observations made hereinabove in the Report.

A handwritten signature in black ink, consisting of a stylized 'R' followed by a checkmark-like flourish.